



25a Fryatts Way, Bexhill-on-Sea, East Sussex, TN39 4LW  
£1,850 pcm







Property Care are delighted to welcome to the lettings market this beautiful detached bungalow set in a newly built development in a sought after residential location, just a short distance to the Highwoods country park, golf course and just a short distance to the Little Common village with its array of local amenities, nearby restaurants/pubs and easy access onto the A259 to the neighbouring towns. This impressive new build development offers bright and spacious accommodation throughout and in brief comprises; A spacious triple driveway with landscaped front garden, bespoke Oak framed rain canopy and composite door opening into a very spacious entrance hallway offering a large storage cupboard, a bespoke shaker style kitchen with open plan reception room fitted with composite work surfaces, matching island unit fitted with breakfast bar and integrated appliances to include oven/hob, tall fridge-freezer, dishwasher, two excellent sized double bedrooms, a second reception room/third bedroom, a family bathroom fitted with a vanity sink, LED mirror, low level enclosed toilet, large bath with shower riser rail and glass shower screen and the master bedroom offers a modern en-suite shower room with a walk in shower enclosure, enclosed low level toilet cistern, vanity sink and LED mirror. The property is beaming with ample natural lighting in addition to the neutral decoration and Oak Herringbone flooring bringing a modern and contemporary feel to this impressive development whilst benefiting further from underfloor central heating, high grade energy efficient heat source air pump and high performance glazing. This immaculately presented home is available to let mid February 2026 and internal viewings are a must to appreciate the size and spec of the property with a minimum annual income of £55,500 per household required to be eligible for this property and internal viewings are highly recommended. For additional information or to arrange your internal viewing, please contact our office on 01424 224488.

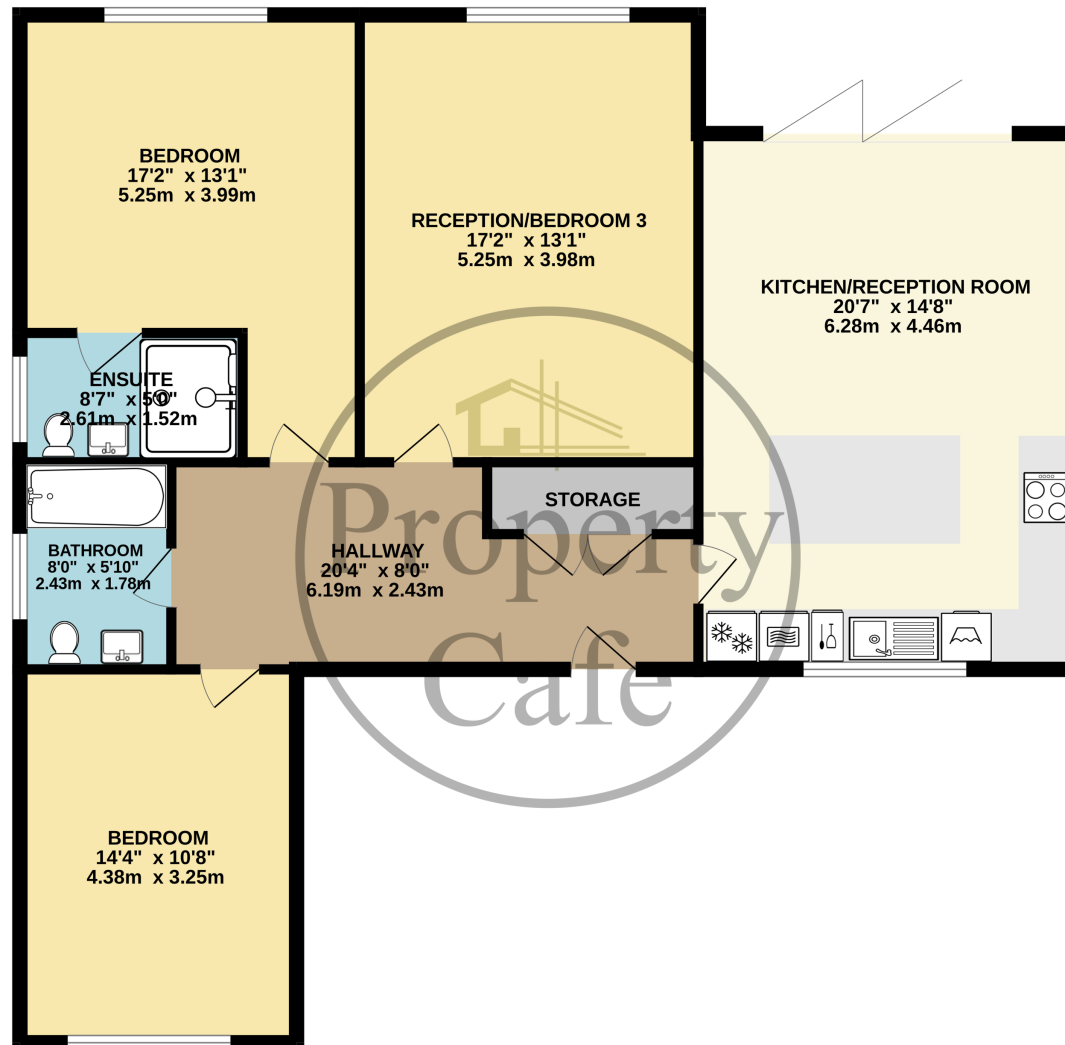
1x Week holding deposit = £426.92

5x Weeks security deposit = £2,134.60

Minimum Income required = £55,500



**GROUND FLOOR**  
1113 sq.ft. (103.4 sq.m.) approx.




TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Bedrooms:** 2  
**Receptions:** 2  
**Council Tax:** Band E  
**Council Tax:** Rate 3130  
**Parking Types:** Driveway.  
**Heating Sources:** Air Source Heat Pump.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** B (83)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Step free access.

| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92+) <b>A</b>                              |                         | 90  |
| (81-91) <b>B</b>                            | 83                      |   |
| (69-80) <b>C</b>                            |                         |   |
| (55-68) <b>D</b>                            |                         |   |
| (39-54) <b>E</b>                            |                         |   |
| (21-38) <b>F</b>                            |                         |   |
| (1-20) <b>G</b>                             |                         |   |
| Not energy efficient - higher running costs |                         |   |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |  |





Here at Property Cafe Limited we believe in full transparency and with the introduction of the Material Information Act, under the guidance of the 'National Trading Standards Estate and Lettings Agency Team' (NTSEALAT), 'Estate Agents Act 1979' and the 'Property Misdescription Act 1991', Every care has been taken to be as transparent and forthcoming with information described by the Act's in relation to the property and it's particulars.

Successful candidates will be required to provide a holding deposit payment of one calendar week, inline with the 'Tenant Fees Act 2019', and will constitute a proportion of the initial rental payment upon successful checks and references being accepted. Following successful referencing, tenants will be required to pay a security deposit value of upto five calendar weeks, to be registered in conjunction with the Tenancy Deposit Protection Schemes (TDP) consisting of; Deposit Protection Service, Mydeposits and Tenancy Deposit Service which are refundable upon successfully vacating the property subject to term and conditions set out in their leasing agreement. All information has been given in good faith and provided by third parties and therefore may be subject to changes.

- Newly built home
  - Detached bungalow to let.
    - 2/3 Double bedrooms.
    - Spacious triple driveway.
  - Modern family bathroom and en-suite shower room.
- Bespoke integrated kitchen with Island unit.
    - Lawned rear garden with patio.
    - High standard development.
  - High performance glazing and heat source air pump.
    - Available mid February 2026.